

**TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE**



FISCAL NOTE

HB 2913 - SB 2791

February 9, 2012

SUMMARY OF BILL: Removes requirement for landlords, under the Uniform Residential Landlord and Tenant Act (URLTA), to notify tenants of the location of any escrow account holding security deposit funds. Authorizes landlords, under URLTA to terminate a lease agreement if a tenant creates a hazardous or unsanitary condition on the property that affects the health, safety, or welfare or the life or property of other tenants or persons on the premises. Current law authorizes landlords to terminate such lease agreements only if both a hazardous and unsanitary condition exists.

ESTIMATED FISCAL IMPACT:

NOT SIGNIFICANT

Assumption:

- A small increase in cases in the court system, which will result in additional state and local government expenditures for processing the cases and additional state and local government revenue from fees, taxes and costs collected. These expenditures and revenue are estimated to be not significant.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink, appearing to read "Lucian D. Geise".

Lucian D. Geise, Executive Director

/jdb

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